

**112 Coombe Road, Langhorne Creek, SA 5255**

**Raine&Horne.**

**Lifestyle For Sale**

Thursday, 9 May 2024

112 Coombe Road, Langhorne Creek, SA 5255

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 10690 m2**

**Type: Lifestyle**



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## Best Offers (\$1.2m)

It'll excite the driven entrepreneur and all who visit for its liveability, commerciality and sustainability on one very rural hectare, whether you're here for the lifestyle or a farm-fresh new venture. Once the productive heartland of Small World Bakery, it could motion the rise of your own paddock-to-plate-philosophy born from the architecturally extended and restored 4-bedroom homestead and its invaluable infrastructure. Gather eggs, forage from the kitchen gardens, ferment dough in the purpose-built cool rooms and shipping container, create culinary genius in pristine food prep areas and cook in the covered courtyard alfresco wood oven - outdoor dining that's fit for friends, or for bigger more commercial catering pursuits. Evoking minimalist European design, the freestone homestead leads with four robed double bedrooms - the master with walk-in robes a chic ensuite - while the gourmet industrial-style kitchen joins the dining, family, and living spaces across sublime timber floors and beneath raked architectural ceilings. There's a 2nd sparkling modern bathroom, a timber-clad rear office, and a utility/mudroom, plus the priceless inclusions of 43.4kW of solar, prolific storage, and vehicle/workshop shedding. The replacement cost of this set-up alone would be eye-watering. Nestled amongst prized, Langhorne Creek vineyards and broadacre farming land, it's private, discreet, yet readily accessible should you choose to open the doors to a wider audience - like city folk hungry for something sustainably grown to be washed down with an award-winning local red. South Australia keeps proving it has the taste, talent and tourism for bespoke event venues, artisan bakeries, breweries and/or gin distilleries, or perhaps you'll explore chocolate-making like the Swiss, just much, much further south! Revive a baker's HQ or diversify with its designer homestead & versatile acreage. Sustainable, versatile & chic: Impeccable, architecturally extended 4-bedroom Freestone homestead 15m x 9m workshop/vehicle shed with power & concrete floors 12m x 8.8m high clearance implement shed with power & concrete floors Refrigerated 11.5m x 2.5m shipping container with lighting & a freeze/cool function As new, temperature-controlled food production areas + milling rooms & 2 cool rooms Commercial grease trap & septic system 3 phase power + some 43.4kW of solar power assistance (approx.) Attached office with external entry & external loo Sublime interconnecting living zones Combustion fire & split system comfort Industrial-style open plan kitchen beside a storeroom-sized butler's pantry Crowd-ready outdoor dining with a wood fire pizza oven Large chook shed Firewood shedding 250KL of rainwater storage / low volume SA mains water supply / CPC stock & domestic water (coming soon) Location: 4kms from Langhorne Creek, 10kms from Strathalbyn, 30kms from Mt. Barker, 58kms from the Tollgate & 70kms from Adelaide International Airport (all approx.) Details: C.T. 5198/693 Allotment 1 / DP 13865 Hundred: Strathalbyn Land area: 1.069ha (2.64acs) Zoned: Rural Horticulture Council area: Alexandrina Council rates: \$2,323.80 per annum approx. Paul Clifford R&H Rural SA 0427 796 144 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.